



THE CITY OF SAN DIEGO

# NOTICE OF PUBLIC MEETING

This is to inform you that the **La Jolla Shores Planned District Advisory Board** will be conducting a public meeting to consider recommending approval, conditional approval, or denial of the development project(s) listed below:

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<b>DATE OF MEETING:</b>	<b>Monday, June 18, 2018</b>
<b>TIME OF MEETING:</b>	<b>11:00am</b>
<b>LOCATION OF MEETING:</b>	<b>615 Prospect Street, Room 2, La Jolla, CA 92037</b>

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1. CALL TO ORDER
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE MINUTES from May 21<sup>st</sup>, 2018.
4. PUBLIC COMMENT
5. PROJECT REVIEW:

**Action Item A - PTS 606221 - Wright Casita**

Location: 2621 Costebelle Drive APN: 356-590-0800  
Description: Construction of a new 979sf companion unit with a 224sf upper deck and 228sf lower deck. *See ATTACHMENT 1 for additional details.*  
Applicant/Project Contact: Steve Wright, [swright@n2.net](mailto:swright@n2.net), (858) 361-1556

**Information Item A - Glenister Residence - Concept Review**

Location: 7777 Lookout Drive APN: 352-012-0100  
Description: Proposed 1,930sf addition to an existing single story 3,300sf residence, that includes a new second story and garage on a 10,050sf lot. *See ATTACHMENT 2 for additional details.*  
Applicant/Project Contact: Trip Bennett, Bennett & Associates, (858) 454-4555

6. FUTURE MEETINGS: The next schedule meeting of the La Jolla Shores Planned District Advisory Board will be Monday, July 16<sup>th</sup>, 2018.
7. ADJOURNMENT

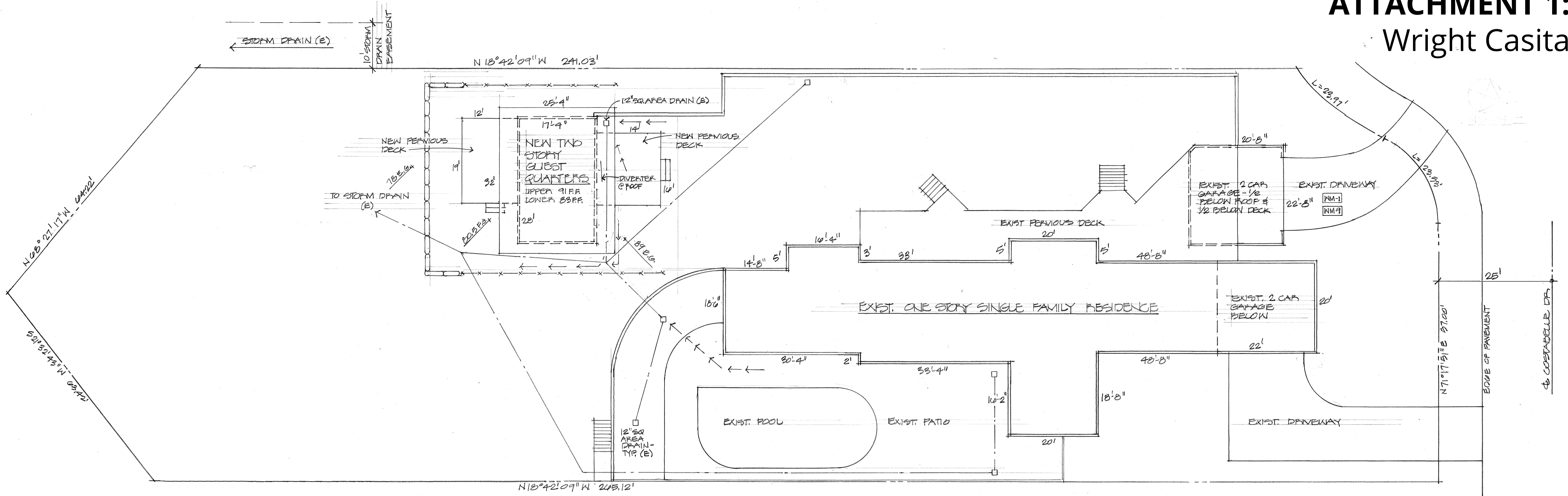
La Jolla Shores Planned District Advisory Board Agenda  
Page 2

The meeting of the La Jolla Shores Advisory Board is to hear presentations and public testimony on development projects and provide recommendations to the City's decision maker. The final project decision is made by Staff, Hearing Officer, Planning Commission, or City Council to approve, approve with conditions or deny the projects listed above. If you wish to be notified of the public hearing for a specific project, please contact the staff member listed on this agenda to be put in contact with the appropriate Development Project Manager assigned to the project.

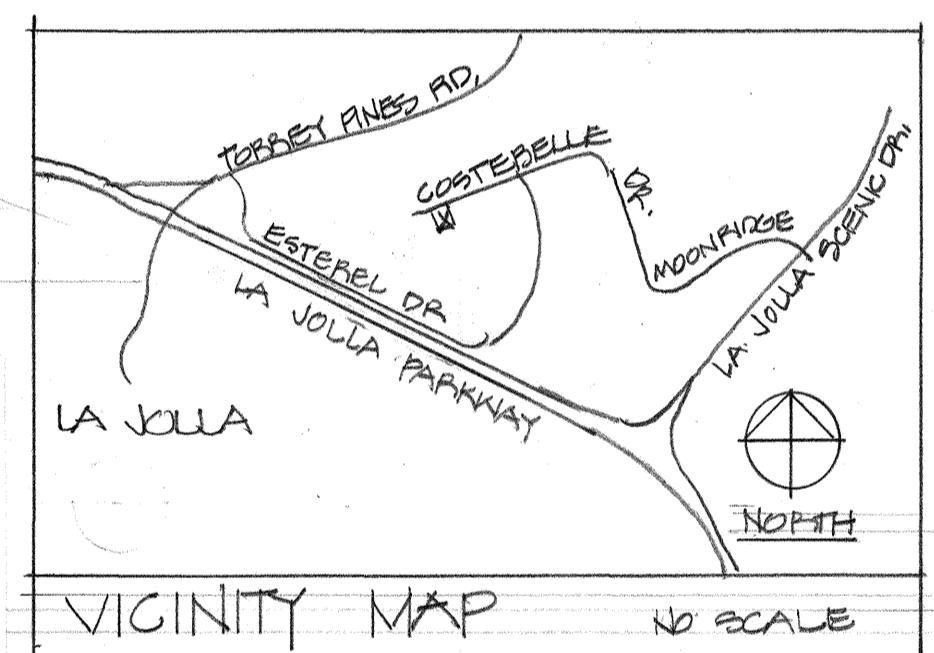
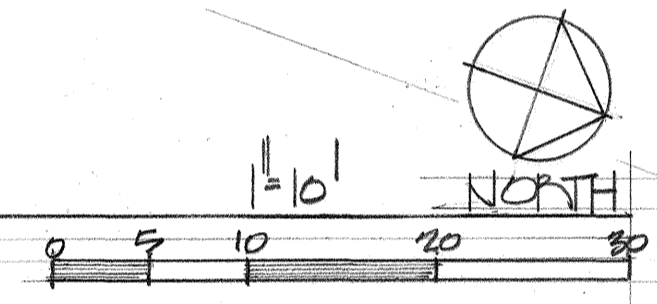
The agenda and minutes distributions are via email and will additionally be posted to the LJSPDAB webpage at <http://www.sandiego.gov/planning/community/profiles/lajolla/pddoab.shtml> . To request inclusion or removal from the distribution list please email the City Planner at [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov) with your request.

Marlon I. Pangilinan, Senior Planner  
Planning Department  
1010 Second Avenue Suite 1100 MS-413  
San Diego CA 92101  
619-235-5293 [www.sandiego.gov/planning](http://www.sandiego.gov/planning)

# ATTACHMENT 1: Wright Casita



SITE PLAN



Summary of Special Inspection		
1	Concrete	13.1
2	Bolts installed in concrete	13.2
3	Concrete moment resisting space frame	13.2
4	Reinforcing steel and prestressing steel	13.2
5.1	All structural welding	13.3
5.2	Weld testing ductile moment-resisting steel frame	13.3
5.3	Welding reinforcing steel	13.4
6	High-strength bolting	14
7	Structural masonry	15
8	Reinforced gypsum concrete	16
9	Insulating concrete fill	17
10	Spray-applied fireproofing	
11	Deep foundations (piling, drilled & caissons)	
12	Shotcrete	

No.	Description of Type of Inspection Required, Location, Remarks, etc.	Design Strength
17	Epoxy Adhesive Anchors Installation; Continuous, Sheet 3 - Shear Wall Schedule	Simpson SET XP 22, ESR 2508

a.	The special inspections listed are in addition to the called inspections required by Chapter 17 of the CBC, as amended.	Inspections required to be performed by a City's building inspector.
b.	Continuous inspection is always required during the performance of the work unless otherwise specified. When work in more than one category of work requiring special inspection is to be performed simultaneously, or the geographic location of the work is such that it cannot be continuously observed in accordance with the provisions of CBC Section Chapter 17, it is the agent's responsibility to employ a sufficient number of inspectors to assure that all the work is inspected in accordance with those provisions.	Exemptions: 1. Soils inspections by the soils engineer of record. 2. Smoke Control System, by the Mechanical engineer of record. 3. When waived by the Building Official.
c.	The special inspectors must be certified by the City of San Diego to perform the type of inspection specified.	d. It is the responsibility of the contractor to notify the special inspector or inspection agency at least one working day prior to performing any work that requires special inspection.
d.	The special inspections identified on plans are, in addition to, and not a substitute for, those	e. Specially inspected work that is installed or covered without the approval of the City Inspector is subject to removal or exposure.

- A certificate of Satisfactory Completion of Work Requiring Special Inspection must be completed and submitted to the Inspection Services Division.
- Fabricator shall submit a 'Application to perform Off-Site Fabrication' to the Inspection Services Division prior to commencement of fabrication.
- Fabricator shall submit a 'Certificate of Compliance for Off-Site Fabrication' to the Inspection Services Division prior to erection of fabricated items and assemblies.
- Welds done in a fabricator's shop approved by Inspection Services need not have continuous or periodic inspection. The approved fabricator must submit a Certificate of Compliance in accordance with CBC Sec. 1705. Special inspection is required for welds done in a shop which is not an approved fabricator. An application to perform off-site fabrication must be submitted to and approved by the Inspection Services.
- If specified by the designer and approved by Building Development Review periodic Special inspection is allowed for the following types of welds: Single-pass fillet welds not exceeding 5/16" (7.9mm) in size; Floor and roof deck welding; Welded studs when used for structural diaphragm or composite systems; Welded sheet steel for cold-formed steel framing members such as studs and joists; Welding of stairs and railing systems.
- Special inspection is required during taking test specimens and placing concrete.
- Special inspection is required verifying the reinforcing prior to closing the forms or delivery of concrete to the jobsite.
- The special inspector is to verify the drilling of any holes, the cleanliness of the hole, the moisture in the hole, mixing the epoxy, the brand of the epoxy, and the proper material for the assembly.
- Fabricator must be registered and approved by the City of San Diego, Development Services for the fabrication of members and assemblies on the premises of the fabricator's shop.
- A Property Owner's Final Report form for required to have special inspections, testing and structural observations must be completed by the property owner, property owner's agent of record, architect of record or, engineer of record and submitted to the Inspection Services Division.

CBC Occupancy Group Classification R-3  
Type of Construction (based on the 2016 CBC) V-B  
No work will be done in the Right of Way.  
No public easements on site.  
The highest point of the roof, equipment, or any vent, pipe, antenna or other projection shall not exceed 30 feet above base of measurement (reference datum).

GLAZING		
DOORS	U-VALUE	SHGC
New	.32	.25
WINDOWS		
New	.32	.25

LEGEND	
WM-1	Material delivery and storage
WM-9	Sanitary waste management
SC-2	Street sweeping & vacuuming
TC-1	Stabilization construction entrance to prevent off-site tracking of sediment.

← ← Direction of Flow  
 Eber Rolls  
 Silt Fence

**DATA**  
**OWNERS:** Steve & Pam Wright  
 2621 Costebelle Dr.  
 La Jolla, CA 92037  
 Cell: (858) 361-1556  
 Email: swrightn2.net  
**ARCHITECT:**  
 G. Kellogg Crain II  
 1877 Malden Street  
 San Diego, CA 92109  
 Phone: 858-272-6662  
 Fax: 858-272-6666  
 Email: k Kelloggcrain@gmail.com  
**STRUCTURAL ENGINEER:**  
 Harabor Engineering  
 38884 Cherry Point Lane  
 Murrieta, CA 92563  
 Phone: 951-461-7578  
 Email: m.harabor@ca.tr.com  
**PROJECT ADDRESS:**  
 2621 Costebelle Dr.  
 La Jolla, CA 92037  
**LEGAL DESCRIPTION:**  
 Lot 24, Azure Coast Unit 1, Map 4993  
 City of San Diego, CA  
**ASSESSOR'S PARCEL NO.:**  
 346-590-08-00  
**YEAR CONSTRUCTED:** 1968  
**CITY OF SAN DIEGO ZONING/PLANNING REGULATIONS:**  
 ZONE: LJSPD-SF  
 COASTAL OVERLAY: N.A.  
 COASTAL HEIGHT: 30'  
 GEO HAZ: 25  
 TYPE OF CONST: VB  
 OCCUPANCY: R-3  
 LOT AREA: 23,522 sf (.54 acres)  
 ALLOWABLE F.A.R.: N.A.-LJSPD-SF  
**FLOOR AREA**  
 Living - Single Story Main House  
 Existing 2,789  
 Garages 908  
 Subtotal 3,697 sf  
 Casita - Two Story Companion Unit  
 First Floor 485  
 Second Floor 485  
 Subtotal 970  
 Total 4,667 sf  
**SETBACKS (Required)**  
 Front 25'  
 Side 10' City of San Diego  
 4' LJSPD  
**PARKING:** Existing 4 Garage Spaces

**SCOPE OF THE WORK**  
 1. Construct a new 979 square foot Companion Unit with a 224 square foot upper deck and a 228 square foot lower deck.

**CODES**  
 This project shall comply with the 2016 edition of the California Code of Building Regulations (Title 24) which include:  
 The 2016 CA Building Code (CBC),  
 The 2016 CA Plumbing Code (CPC),  
 The 2016 California Residential Code (CRC),  
 The 2016 CA Energy Code,  
 The 2016 CA Electrical Code (CEC),  
 The 2016 CA Fire Code (CFC),  
 The 2016 CA Mechanical Code (CMC),  
 The 2016 CA Green Building Standards Code

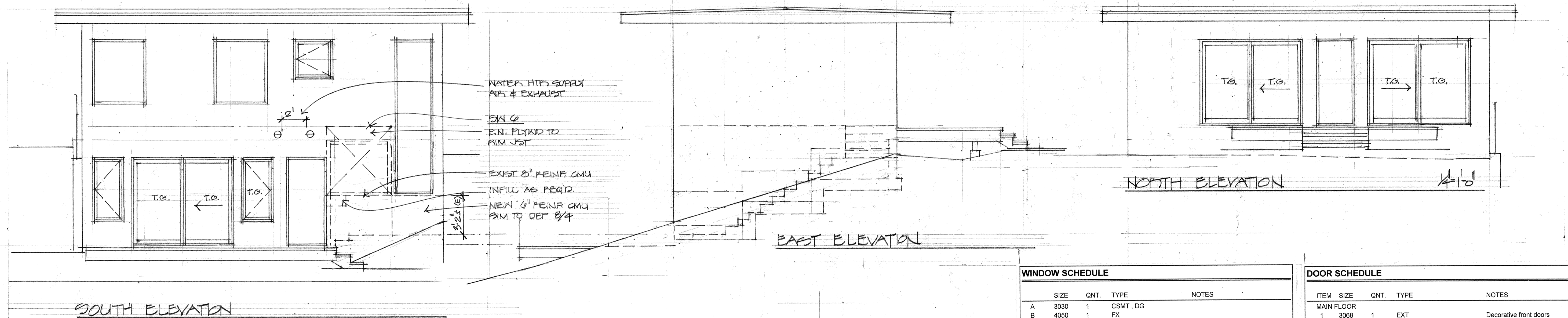
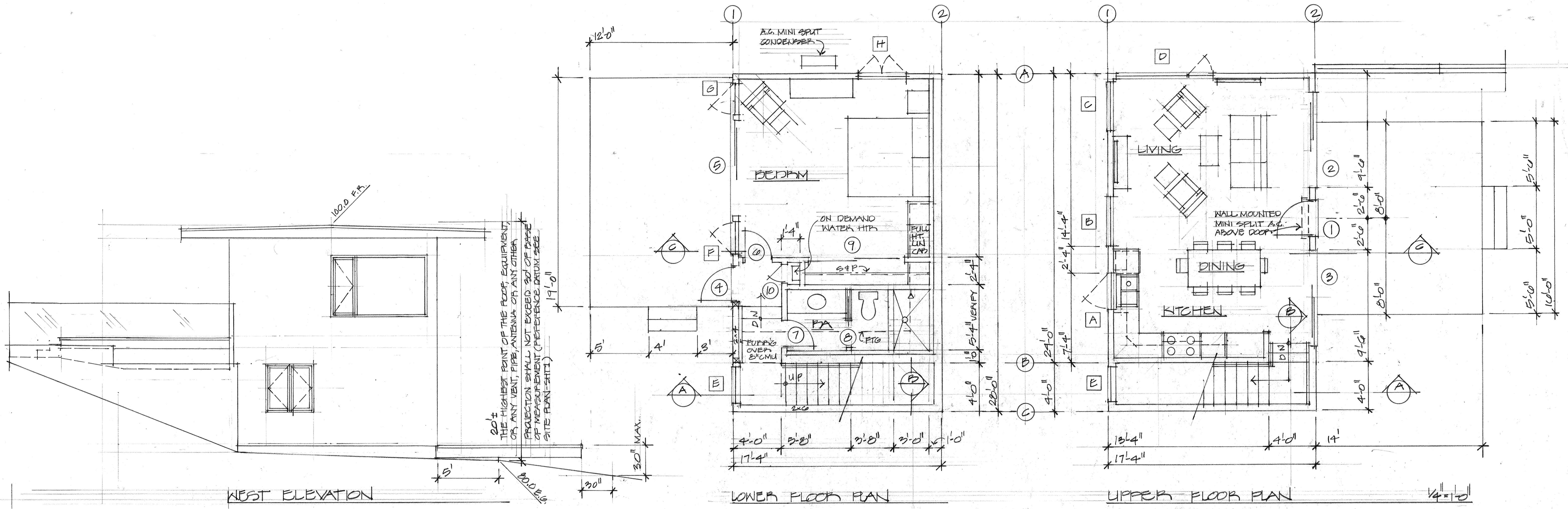
**SHEET SCHEDULE**

**WRIGHT CASITA**  
 2621 Costebelle Drive, La Jolla, CA 91037  
**G. KELLOGG CRAIN II, Architect C7949**  
 1877 Malden Street, San Diego, CA 92109; Phone: 858/272-6662; Email: kelloggcrain@gmail.com

REVISIONS:

DATE: 4/13/18

SHEET NO.: 1



WINDOW SCHEDULE				
SIZE	QNT.	TYPE	NOTES	
A	3030	1	CSMT, DG	
B	4050	1	FX	
C	4050	1	FX	
D	6050/2050	1	FX with CSMT, DG	
E	30120	1	FX, DG	
F	2650	1	CSMT, DG, TG	
G	2650	1	CSMT, DG	
H	4040	1	DBL CSMT, DG	

LEGEND/NOTES

CSMT	Casement	DBL	Double	DG	Double Glass
FX	Fixed Glass	TG	Tempered Glass		
3040	3'-0" wide x 4'-0" high window				

1. Tempered Glass shall be permanently identified and visible when the unit is glazed.
2. Furnish and install insect screens on all operable windows.
3. All new windows between conditioned and unconditioned spaces shall be designed to limit air leakage and shall be weatherstripped with all joints and penetrations caulked and sealed.
4. Glazing (fenestrations) will be installed with a certifying label attached, showing the U-value.
5. Field verify all sizes.
7. All window frames shall be aluminum matching the house windows.

DOOR SCHEDULE				
ITEM	SIZE	QNT.	TYPE	NOTES
MAIN FLOOR				
1	3068	1	EXT	Decorative front doors
2	8068	1	EXT, ROLL, DG, TG	2 Door
3	8068	1	EXT, ROLL, DG, TG	2 Door
4	3068	1	EXT, FR	2 Door
5	8068	1	EXT, ROLL, DG, TG	2 Door
6	2668	1	EXT, ROLL, DG, TG	2 Door
7	2468	1	INT	
8	2468	1	INT	
9	8068	1	INT, MIRR, BI-P	2 Door
10	1868	1	INT	

LEGEND/NOTES

EXT	Exterior	SC	Solid Core	INT	Interior
FR	French	ROLL	Rolling Doors	MIRR	Mirrored
BI-P	Bi-Pass	3068	3'-0" wide x 6'-8" high door		

1. The Contractor shall review which doors are to have passage and privacy sets with the owner prior to ordering.
2. The Contractor shall review keying of locks with the owner prior to keying.
3. All exterior doors shall have dead bolts.
4. All doors between conditioned and unconditioned spaces shall be designed to limit air leakage and shall be weatherstripped with all joints and penetrations caulked and sealed.
5. All rolling doors shall have aluminum frames matching the house.

**WRIGHT CASITA**  
2621 Costebelle Drive, La Jolla, CA 91037

G. KELLOGG CRAIN II, Architect C7949  
1877 Milliken Street, San Diego, CA 92108, Phone: 858/272-6662, Email: kelloggcrain@gmail.com

REVISIONS:

DATE: 2.21.18, 3.21.18  
3.12.18, 4.13.18

SHEET NO.:  
2



# Reviewer Issues

5/17/18 1:53 pm

THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154

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L64A-002A

## Project Information

Project Nbr: **606221** Title: Wright Casita  
Project Mgr: Barron, David (619) 446-5293 Dbarron@sandiego.gov



## Review Information

<b>Cycle Type:</b> 7 BDR-Planning (Submit)	<b>Submitted:</b> 04/25/2018	Deemed Complete on 04/27/2018
<b>Reviewing Discipline:</b> BDR-Planning	<b>Cycle Distributed:</b> 04/27/2018	
<b>Reviewer:</b> Mulderig, Shannon (619) 446-5306 SLMulderig@sandiego.gov	<b>Assigned:</b> 05/01/2018	
	<b>Started:</b> 05/16/2018	
<b>Hours of Review:</b> 2.50	<b>Review Due:</b> 05/18/2018	
<b>Next Review Method:</b> BDR-Planning (Appmt)	<b>Completed:</b> 05/17/2018	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 05/17/2018	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for BDR-Planning on this project as: BDR-Planning (Appmt).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with BDR-Planning (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month BDR-Planning performed 502 reviews, 97.2% were on-time, and 92.4% were on projects at less than < 3 complete submittals.

5.17.2018

### Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project lies within: LJSPD-SF Base Zone, and the La Jolla Community Plan. (New Issue)
<input type="checkbox"/>	2	The proposed project scope includes: addition of a companion unit to an existing single family home. (New Issue)
<input type="checkbox"/>	3	San Diego Municipal Code Sec. 1510.0201(d) requires a Site Development Permit for additions within the La Jolla Shores Planned District. However, this section allows for minor additions to be approved through a building permit without first obtaining a Site Development Permit. City staff will approve through a building permit additions that do not increase floor area by over 10%. This project proposes to increase floor area by over 10%. This proposal may still be minor in scope, but City staff would like input from the La Jolla Shores Advisory Board before City staff makes a determination. (New Issue)
<input type="checkbox"/>	4	This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district and to allow for input concerning whether or not the Board believes the addition to be minor in scope (SDMC 1510.0201(d)). Please contact Senior Planner Lesley Henegar of the City Planning and Community Investment Department at (619) 235-5208 to be placed on a future agenda of the La Jolla Shores Advisory Board. (New Issue)
<input type="checkbox"/>	5	After the La Jolla Shores Advisory Board has reviewed the project please contact this BDR-Planning reviewer, Shannon Mulderig (619-446-5293 or SLMulderig@sandiego.gov) for an appointment for a recheck. Please bring to the appointment a copy of the applicable meeting minutes and a set of plans. (New Issue)

For questions regarding the 'BDR-Planning' review, please call Shannon Mulderig at (619) 446-5306. Project Nbr: 606221 / Cycle: 7





# Remaining Cycle Issues

5/17/18 3:08 pm

THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154

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L64A-003A-2

## Project Information

Project Nbr: **606221** Title: Wright Casita  
Project Mgr: Barron, David (619) 446-5293 Dbarron@sandiego.gov



## Review Information

<b>Cycle Type:</b>	2 LDR-Eng Building Review(Submt)	<b>Submitted:</b>	04/25/2018	Deemed Complete on 04/27/2018
<b>Reviewing Discipline:</b>	LDR-Eng Building Review	<b>Cycle Distributed:</b>	04/27/2018	
<b>Reviewer:</b>	Bakier, Zakaria (619) 557-7982 Zbakier@sandiego.gov	<b>Assigned:</b>	04/27/2018	
<b>Hours of Review:</b>	3.50	<b>Started:</b>	05/14/2018	
<b>Next Review Method:</b>	LDR-Eng Building Review(Submt)	<b>Review Due:</b>	05/14/2018	<b>COMPLETED ON TIME</b>
		<b>Completed:</b>	05/14/2018	
		<b>Closed:</b>	05/14/2018	

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for LDR-Eng Building Review on this project as: LDR-Eng Building Review(Submt).
- The reviewer has requested more documents be submitted.
- Your project still has 35 outstanding review issues with LDR-Eng Building Review (all of which are new).
- The reviewer has not signed off 1 job.
- Last month LDR-Eng Building Review performed 729 reviews, 96.0% were on-time, and 83.7% were on projects at less than < 3 complete submittals.

## First Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>	
<input type="checkbox"/>	1	To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely and comprehensively address the issues raised. NOTE: Please provide the marked-up plans/documents at your next review cycle. Refer to plans for additional comments. Specify on what page/sheet each issue was addressed. Additional comments may (or will) follow once all review comments are addressed and resubmitted for review.	✓
		(New Issue)	
<input type="checkbox"/>	2	Please address all comments and resubmit the revised plans and required documents to Area 3, on the 3rd floor of the Development Services Department for recheck. If you have any the questions please contact me at ZBakier@sandiego.gov	.
		(New Issue)	
<input type="checkbox"/>	3	Please note, it is responsibility of the engineer, architect, drafter, designer, applicant, etc., to revise all plan sheets to assure consistency, accuracy and compliance with all requirements and City regulations. Do not rely solely on the marked up comments. Plans, documents, etc. shall be revised on its totality to assure all changes, discrepancies, etc. are revised, fixed and modified.	✓
		(New Issue)	
<input type="checkbox"/>	4	Sheet 1: Please show and callout existing public improvements (e.g. sidewalk, curb, gutter, curb ramp, street light/trees, street post, fire hydrant .etc.) fronting the project site.	?
		(New Issue)	
<input type="checkbox"/>	5	Sheet 1: Please identify site wall as existing or proposed wall. Provide the Top Wall and Bottom Wall elevations.	NEED HEIGHTS
		(New Issue)	
<input type="checkbox"/>	6	ALL SHEETS: Revise the plan to identify what is shown on plan as "Existing" or "New" improvements/surfaces. You may identify the improvements/surfaces in a Legend Table.	OK
		(New Issue)	
<input type="checkbox"/>	7	Revise the cross section(s)/detail(s) to call out the page number of the subject cross section/detail accordingly. Note: cross referencing should include the "detail number" and "page number".	OK
		(New Issue)	

For questions regarding the 'LDR-Eng Building Review' review, please call Zakaria Bakier at (619) 557-7982. Project Nbr: 606221 / Cycle: 2



# Remaining Cycle Issues



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1222 First Avenue, San Diego, CA 92101-4154

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**Cleared?** **Issue Num** **Issue Text**

- 8 Elevations and Sections plans Sheets 2 & 3: Revise the plan to show the following:
  1. Existing (light dotted/dashed line) and proposed grade (solid line).
  2. Show and call out property line on both ends
  3. Show the footing of the EXISTING AND NEW structure including walls.
  4. Provide the depth of the cut and fill. (further comments will follow)FYI, no footing shall encroach onto the adjacent property or the public Right of Way.  
(New Issue)

NEED GRAPES  
BELOW CASITA

**Grading**

**Cleared?** **Issue Num** **Issue Text**

- 9 Please provide a table with the following Earthwork Quantities for cut and fill, Please indicate if the quantity is zero:
  - 1) Import/Export: 0 cyd
  - 2) Max cut depth: 0 ft
  - 3) Max fill depth: \_\_\_\_\_ ft

@ LOWER DECK ?

- 10 FYI: 5 feet or more of cut/fill measured vertically that is not directly under the footprint/envelope of the proposed structure a separate grading permit is required (Per SDMC 129.0602).  
FYI: A grading permit will be required if the excavation or fill results in a slope with a gradient of 25% or greater (4:1) and for which the depth or height at any point is more than 5 feet measured vertically at the face of the slope from the top of the slope to the bottom of the slope.

N.A.

- 11 Please show and call out the limits of areas with 25% slope gradient or greater.

IS ANY SLOPE 1:4 OR STEEPER?

- 12 Please complete and add the following note on the plans: Please indicate if the quantity is zero: The project proposes to export 0 cubic yards of material from this site. All export material shall be discharged to a legal disposal site. The approval of this project does not allow processing and sale of the material, all such activities require a separate Conditional Use Permit.

- 13 Revise the plan to show and callout existing and proposed grading contours (with Finish Surface Elevations). Please clearly indicate retaining walls are being proposed as result of the ground disturbance.

ONLY RETAINING LESS THAN 2'  
@ STAIR.

**Storm Water/ BMP**

**Cleared?** **Issue Num** **Issue Text**

- 14 Please clearly delineate limits of soil disturbance/ area of work (light wiggly line around all area of work) for this project. If applicable: include the disturbance area for any work in the public Right of Way of public easement.

- 15 Please provide a / Revise the table with the following information: Please indicate if the area is zero:
  - a) Total disturbance area (include disturbed area in the public Right of Way) 0
  - b) Existing amount of impervious area: \_\_\_\_\_
  - c) The amount of created impervious area: \_\_\_\_\_
  - d) The amount of replaced impervious area: \_\_\_\_\_
  - e) Total proposed Impervious Area: \_\_\_\_\_
  - f) Impervious % Increase: \_\_\_\_\_Continue on next comment --

OK

- 16 --Continue  
NOTE: Impervious area shall include: roof, sidewalk, parking area, walkways, etc.  
NOTE: Disturbance area include areas that have a potential contact with storm water.

OK

- 17 Please show existing drainage patterns for the disturbed area.

DISPERSED DOWN SLOPE?

(New Issue)

# Remaining Cycle Issues



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>	
<input type="checkbox"/>	18	Please identify existing storm drain inlet as private or public.	?
		(New Issue)	
<input type="checkbox"/>	19	Show the ultimate discharge location in the storm drain inlet. Will it connect to the adjacent storm drain easement according to drawing 10593-7-D.	?
		(New Issue)	
<input type="checkbox"/>	20	Sheet 1: Please show the storm drain easement located in the back of the property according to drawing number 10593-7-D.	?
		(New Issue)	
<input type="checkbox"/>	21	Please add the following note for the easement: "Existing _____ easement per drawing number _____. No permanent structure is allowed within the easement area".	
		(New Issue)	
<input type="checkbox"/>	22	Please provide an addendum that show the amount increase of impervious can handled by the existing storm drain pipe that appears to be connected to the adjacent storm drain. The new flow rate should be calculated based on the increase of impervious area.	?
		(New Issue)	
<input type="checkbox"/>	23	Sheet 1: Please move the "Storm Water Quality Notes Construction BMP's" to another sheet. Please do not scan the notes on the site plan.	OK
		(New Issue)	
<input type="checkbox"/>	24	Sheet 1: Construction BMP's cannot be placed in the Right-of-Way nor on the adjacent properties. Please revise plan accordingly.	OK
		(New Issue)	
<input type="checkbox"/>	25	Shee 8: Revise form DS-560 (Strom Water Requirements Applicability Checklist) according to the marks up. Please scan form DS-560 onto the plan set (not on the site plan).	OK
		(New Issue)	
<input type="checkbox"/>	26	Sheet 8: Please revise form DS-570 ("Minor" Water Pollution Control Plan) per comments on the plan. Please scan the form onto the plan set (not on the site plan).	OK
		(New Issue)	

ASBS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>	
<input type="checkbox"/>	27	Please add the following notes on the plan, please do not modify the notes.	
		(New Issue)	
<input type="checkbox"/>	28	THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS) WATERSHED ACCORDING TO THE STATE REGIONAL WATER QUALITYCONTROL BOARD (RWQCB).	?
		In accordance with RWQCB Resolution No. 2012-0031, existing storm water discharges into an ASBS are allowed only under the following conditions: ...Continue on next comment...	
		(New Issue)	



# Remaining Cycle Issues



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	1. The discharges are authorized by an NPDES permit issued by the RWQCB; 2. The discharges comply with all of the applicable terms, prohibitions, and special conditions contained in these Special Protections; and 3. The discharges: a. Are essential for flood control or slope stability, including roof, landscape, road, and parking lot drainage; b. Are designed to prevent soil erosion; c. Occur only during wet weather; and d. Are composed of only storm water runoff. ...Continue on next comment ↵
		(New Issue)
<input type="checkbox"/>	30	Non-storm water discharges (i.e. hydrostatic testing, potable water, etc.) to ASBS areas is prohibited as defined in Order No. R9 2010- 0003. Discharges shall be located a sufficient distance from such designated areas to assure maintenance of natural water quality conditions in these areas. If discharging to the sanitary sewer within the ASBS, a Request for Authorization must be submitted to the City Public Utilities Department for review and approval.
		(New Issue)

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## Public Improvements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	According to San Diego Municipal Code (SDMC) section 142.0610, the project is subject to public improvements.
		(New Issue)
<input type="checkbox"/>	32	Please prepare the Right of Way Permit and contact Dany Kakos to schedule an appointment by phone 619-446-5248 or by email DKakos@sandiego.gov. Please include the following item(s) and add any missing work to be performed in the adjacent public Right-of-Way: Note: these improvements only apply to the along the site frontage. 1. Construct a new sidewalk.
		(New Issue)
<input type="checkbox"/>	33	To prepare the construction plan, please use these links: For a blank Construction Plan template see link below: <a href="http://www.sandiego.gov/development-services/industry/information/standtemp.shtml">http://www.sandiego.gov/development-services/industry/information/standtemp.shtml</a>  For more information please see Information Bulletin 165: <a href="https://www.sandiego.gov/sites/default/files/dsdib165.pdf">https://www.sandiego.gov/sites/default/files/dsdib165.pdf</a>
		(New Issue)
<input type="checkbox"/>	34	Associated forms with the Right of Way permit: <a href="https://www.sandiego.gov/development-services/industry/information/forms/subject">https://www.sandiego.gov/development-services/industry/information/forms/subject</a>  " General Application (Form DS-3032) " Supplemental Right of Way Application (Form DS-3037). " Storm Water Applicability Checklist form (Form DS-560)
		(New Issue)
<input type="checkbox"/>	35	Please add the following note on the Site Plan: "For the proposed work in the public Right-of-Way, see Right of Way permit approval number :({ ).
		(New Issue)

✓



**La Jolla Shores Planned District Advisory Board**  
**La Jolla Recreation Center**  
**615 Prospect Street, La Jolla CA 92037**

Please provide the following information for calendaring on an upcoming La Jolla Shores Planned District Advisory Board meeting.

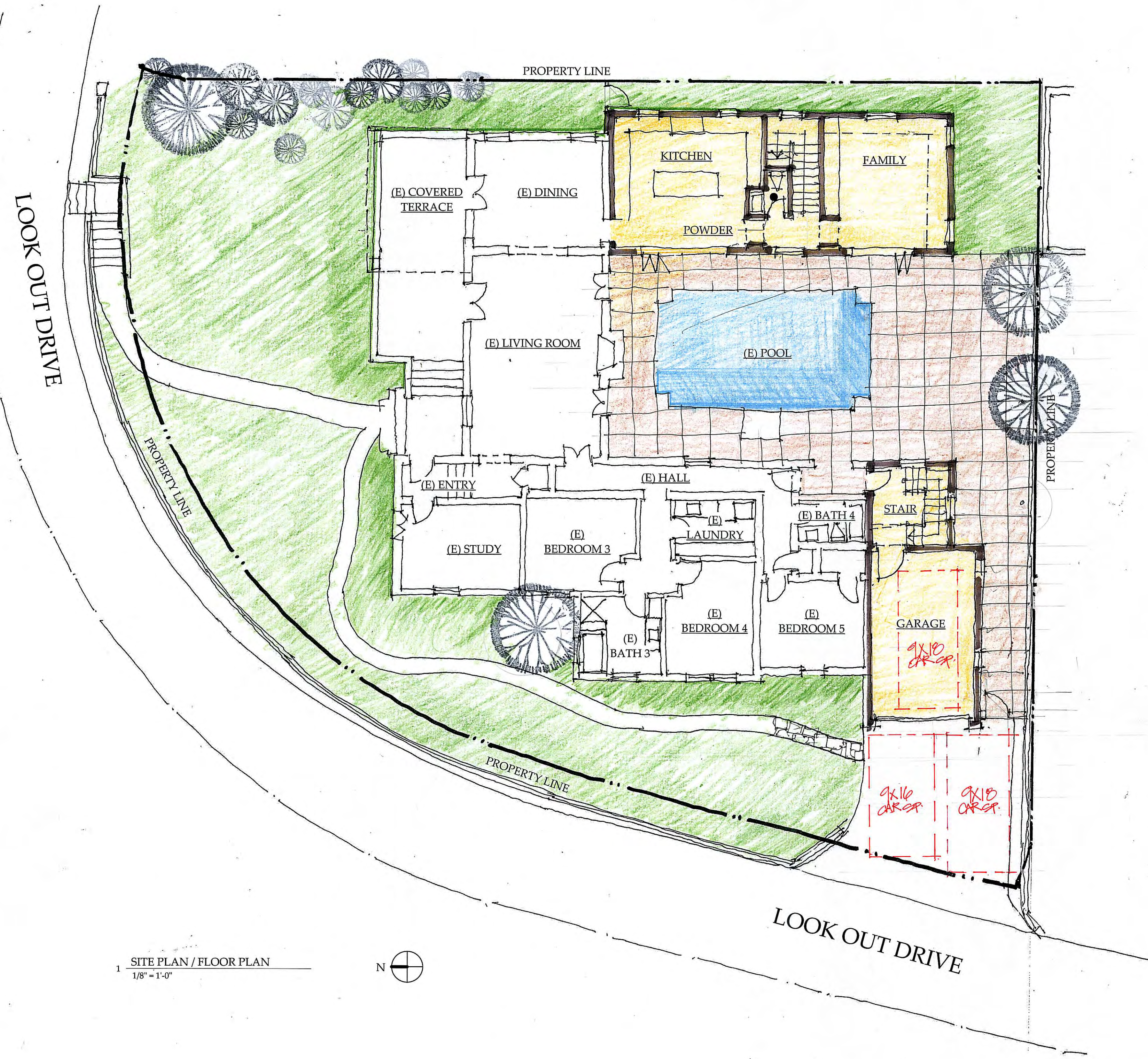
**Information Items**

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept)  
[Improvements and expansion of the Glenister Residence](#)
- Address and APN(s): 7777 Lookout Drive APN 352-012-01
- Project contact name, phone, e-mail:  
[Trip Bennett \(Architect\) 858-454-4555 Tripb@balajolla.com](#)
- Project description, plus
  - lot size: [10,050 sq.ft.](#)
  - existing structure square footage and FAR (if applicable): [3,303 sq.ft. FAR 33%](#)
  - proposed square footage and FAR: [5,233 sq.ft. FAR 52%](#)
  - existing and proposed setbacks on all sides:
    1. [Side Yard 1 Existing 4.ft., Proposed 4.ft.](#)
    2. [Side Yard 2 Existing 11 ft. , Proposed 11 ft. and 6 ft.](#)
    3. [Rear Yard: Existing 10 ft., Proposed 6 ft. \(corner Lot\)](#)
    4. [Front Yard Existing 11 ft. Proposed 11 ft.](#)
  - height if greater than 1-story (above ground): [24- 25 ft. at highest ridge](#)
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.)  
[Proposed improvements meet the spirit and intention of the General Community Plan per the proposed architectural character/articulation, bulk/scale, height, setbacks, FAR, and off –street parking.](#)

**Action Items**

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items)
- Address and APN(s)
- Project contact name, phone, e-mail
- Project description, plus
  - lot size
  - existing structure square footage and FAR (if applicable)
  - proposed square footage and FAR
  - existing and proposed setbacks on all sides
  - height if greater than 1-story (above ground)

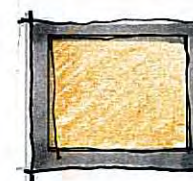
The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk& scale, and articulation are key discussion points on all projects.



1 SITE PLAN / FLOOR PLAN  
1/8" = 1'-0"



LEGEND:



= INDICATES NEW CONSTRUCTION

2 UPPER FLOOR PLAN  
1/8" = 1'-0"



ISSUE / REVISION SCHEDULE

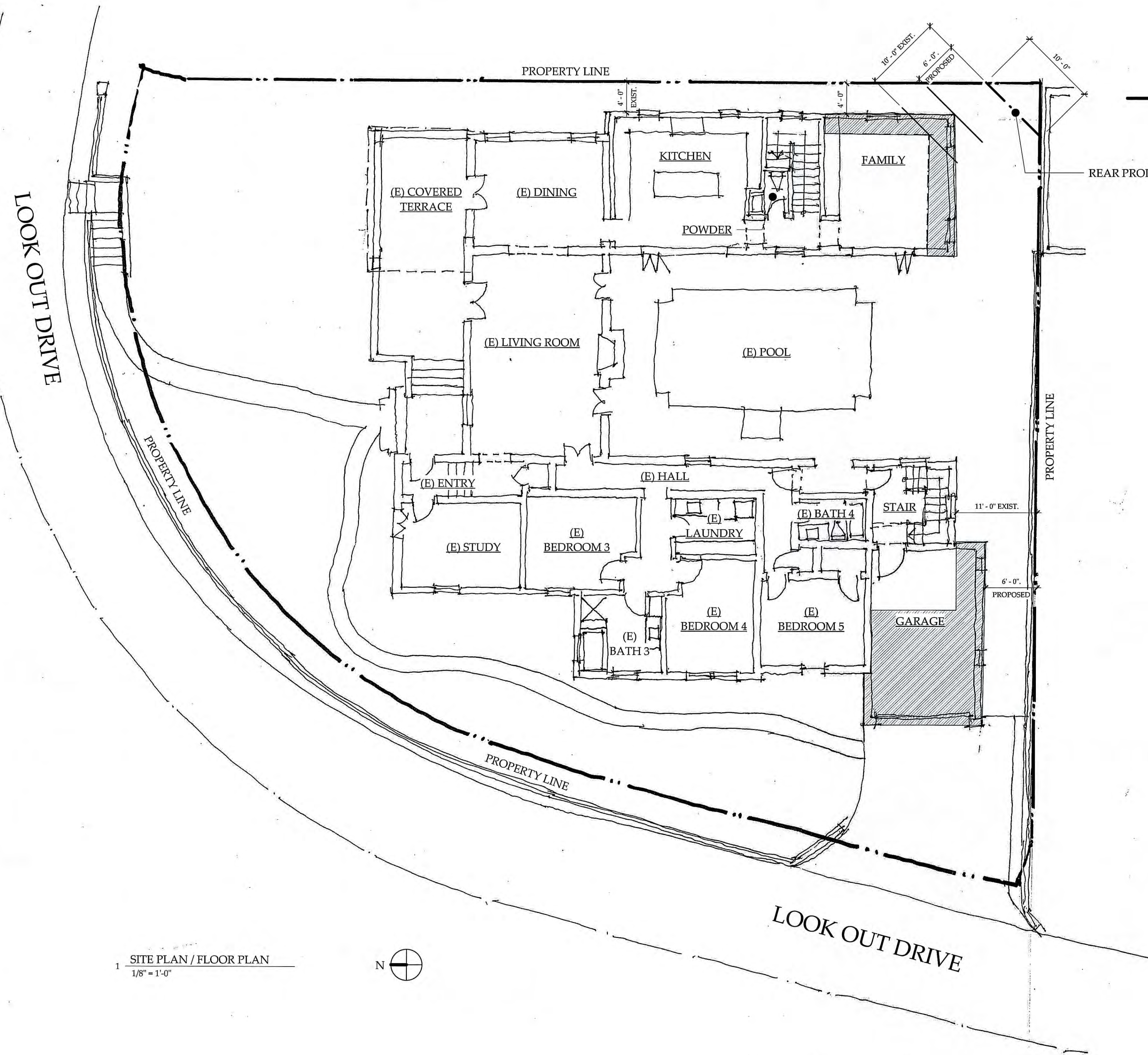
#	DATE	DESCRIPTION

PROJECT #: 2017-006  
DATE: 05/21/2018

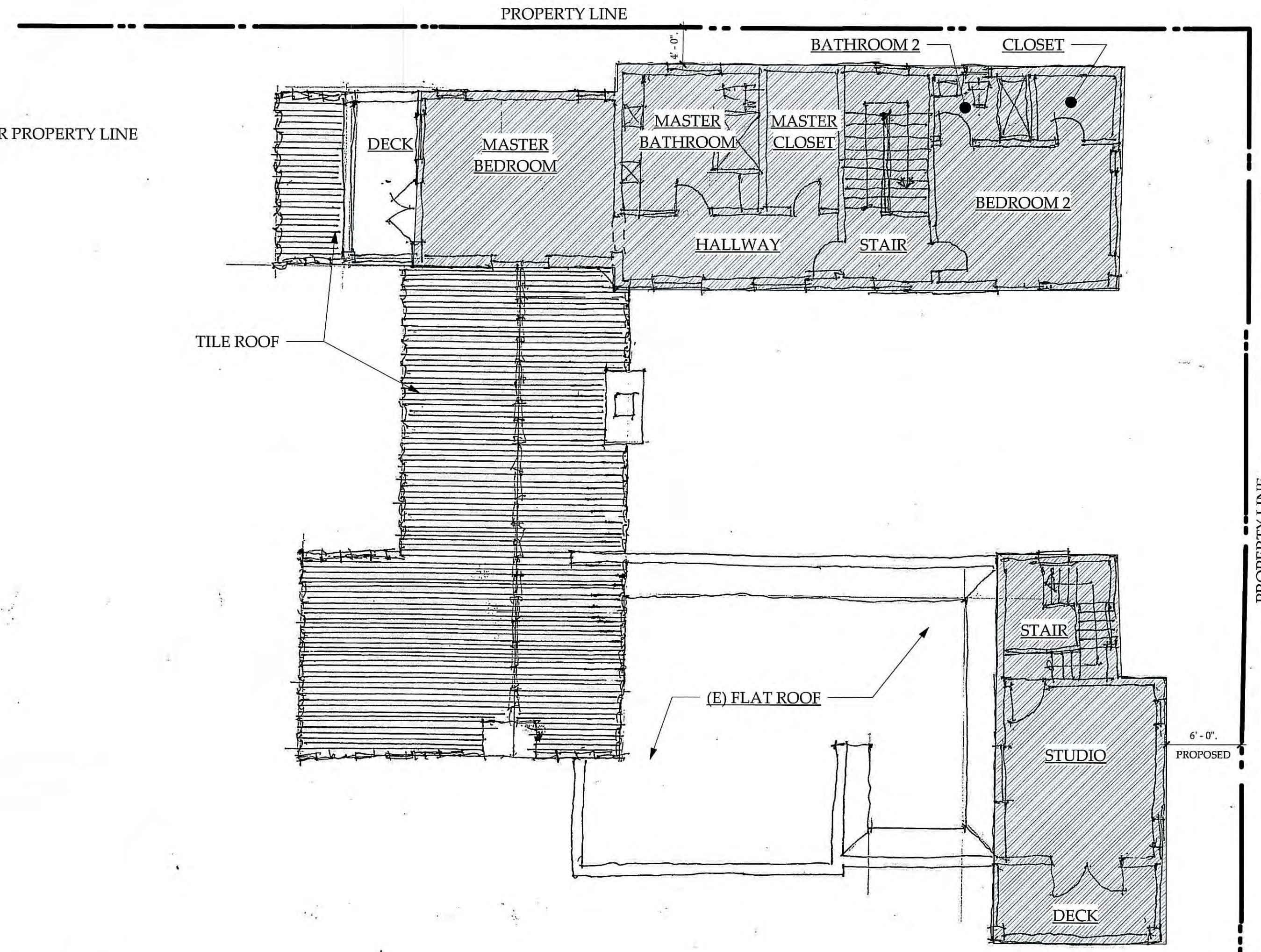
SHEET TITLE:  
SITE PLAN / FLOOR PLAN

SHEET NUMBER:

1

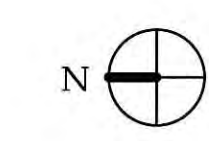


1 SITE PLAN / FLOOR PLAN  
1/8" = 1'-0"



**LEGEND:**  
 = INDICATES ADDED FLOOR AREA

2 UPPER FLOOR PLAN  
1/8" = 1'-0"



**GROSS FLOOR AREA CALCULATIONS AND PROPOSED SETBACKS FOR NEW CONSTRUCTION**

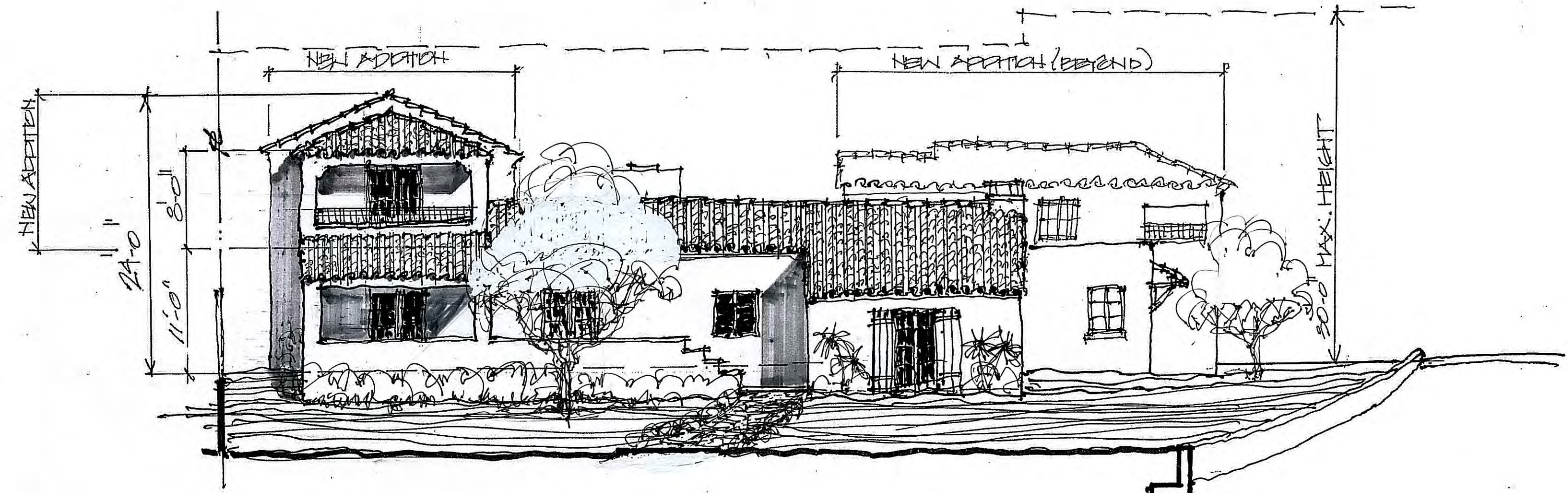
EXISTING GROSS FLOOR AREA: 3,300 S.F.  
 ADDED GROSS FLOOR AREA: 1,930 S.F.

TOTAL SQUARE FOOTAGE: 5,233 S.F.

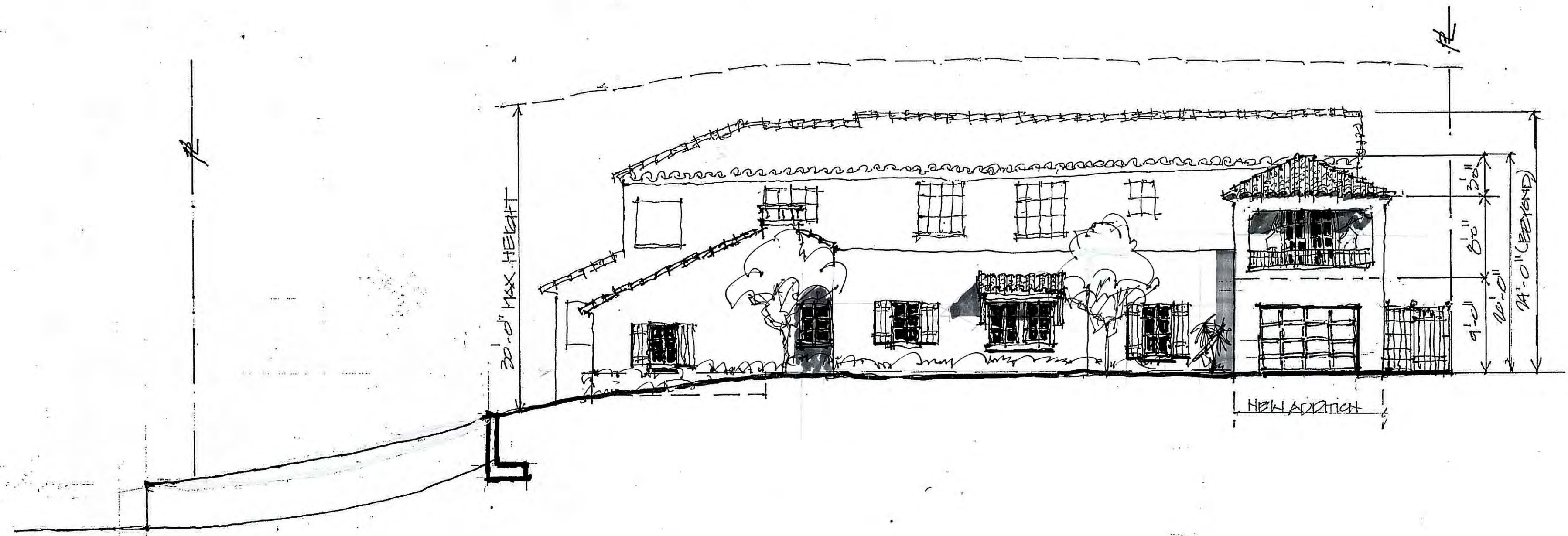
LOT SIZE: 10,050 S.F.  
 5,233 S.F. / 10,050 S.F. = 52% FLOOR AREA RATIO

ISSUE / REVISION SCHEDULE	
#	DESCRIPTION

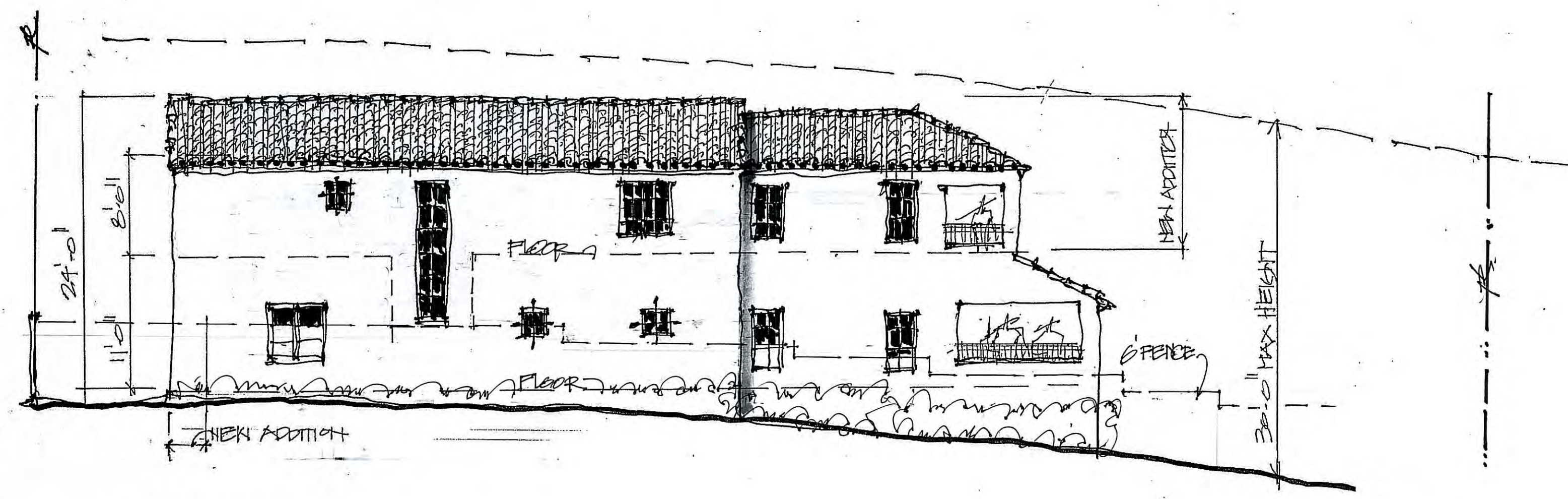
PROJECT #	DATE
2017-006	05/21/2018
SHEET TITLE:	
SITE PLAN / FLOOR PLAN AREA ANALYSIS	
SHEET NUMBER:	



1 NORTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



3 EAST ELEVATION  
1/8" = 1'-0"

ISSUE / REVISION SCHEDULE

#	DATE	DESCRIPTION

PROJECT #: 2017-006 DATE: 09/21/2018

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**3**

May 31, 2018

To: La Jolla Shores Planned District Advisory Board

From: Bennett + Associates, Architecture + Interior Design + Preservation

Re: Request for Information/ Courtesy Review for Proposed Improvements to 7777 Lookout Road, La Jolla.

Board Members,

Please find attached preliminary design concepts to renovate and add to the existing residence at the Subject Property. We are requesting a Concept Review (Information item) for proposed improvements. Please note the following:

1. The existing house is single story, no Garage, and approximately 3,300 sq.ft.
2. The proposed addition includes a second story, a single car Garage, and approximately 1,930 sq.ft. to be added.
3. Net Gross Floor Area will be approximately 5,233 sq.ft., Lot size is 10,050 sq.ft., and results in a Floor Area Ratio (FAR) of 52%.
4. The existing house is over 45 years old, but does not meet local historical designation criteria under adopted HRB criteria as determined by City Plan-Historic staff (see attachment A).
5. The existing house and proposed additions will remain in the traditional style of the Mexican-Spanish period.
6. Based on preliminary research into homes within 300 ft. and beyond, the proposed FAR is in general conformity with those in the vicinity.
7. Based on existing building setbacks, of existing structure and preliminary research into homes within 300 ft. and beyond, the proposed building setbacks are in general conformity with those in the vicinity.
8. The maximum height proposed is approximately 24 feet above existing grade, at the second story addition.

In summary the proposed improvements meet the General Regulation and Design Principles of the LJSPDO. The end result meets/exceeds all criteria in the Community Plan, and will enhance the natural environment of the LJSPDO.



L64A-003A

**Project Information**

Project Nbr: **549227** Title: 7777 Lookout Dr Sgl Prelim Rvw  
Project Mgr: Vega, Jama (619) 687-5935 jvega@sandiego.gov



**Review Information**

<b>Cycle Type:</b> 2 Prelim(Plan-Historic)	<b>Submitted:</b> 05/03/2017	Deemed Complete on 05/04/2017
<b>Reviewing Discipline:</b> Plan-Historic	<b>Cycle Distributed:</b> 05/04/2017	
<b>Reviewer:</b> Brown, Jodie (619) 533-6300	<b>Assigned:</b> 05/05/2017	
<b>Hours of Review:</b> 0.50	<b>Started:</b> 05/11/2017	
<b>Next Review Method:</b> Prelim(Plan-Historic)	<b>Review Due:</b> 05/11/2017	
	<b>Completed:</b> 05/11/2017	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 05/11/2017	

Last month Plan-Historic performed 322 reviews, 96.6% were on-time, and 96.4% were on projects at less than < 3 complete submittals.

**050217**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	Staff cannot make a determination, please provide the following pieces of information: (From Cycle 1)
<input checked="" type="checkbox"/>	10	The 1966 floor plan and the photo copies of the permits are not legible. Please provide 11"x17" print outs of the plans and 8.5"x11" print outs of the permits. (From Cycle 1)
<input checked="" type="checkbox"/>	11	Staff recalls that in a previous discussion there was mention of a historic photo of the house. Please provide a copy of the historic photo. (From Cycle 1)
<input checked="" type="checkbox"/>	12	Provide a copy of the Notice of Completion, available at the County Assessor's Office (County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101.) If a Notice of Completion cannot be located, provide the following note on a sheet of paper along with the date: "Notice of Completion cannot be located." (From Cycle 1)
<input checked="" type="checkbox"/>	13	Directory listing of occupants from the date of construction to the present. (From Cycle 1)
<input checked="" type="checkbox"/>	14	Please resubmit the additional information to the Development Services Department for routing and review. Should you have any questions regarding these comments, please contact the "Reviewer" listed in bold at the top of this cycle issues report. (From Cycle 1)

**051117**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	15	The applicant has submitted the following documentaiton for staff review curent photos, historic photos, Notice of Completion, written summary of alterations, building permit history, directory listing of occupants, and Sanborn Maps. Staff also considered any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input checked="" type="checkbox"/>	16	Based on the documentation provided, the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria. The property has been significantly altered with the addition of a porch at the north facade, an addition at the west facade, conversion of the garage on teh west facade and multiple window modificationsTherefore, no historical research report required at this time. (New Issue)
<input checked="" type="checkbox"/>	17	This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Please be aware that additional historic review may be required at any time if the applicant submits a discretionary project application subject to review under the California Environmental Quality Act (CEQA). (Info Only) (New Issue)

**ATTACHMENT A**